

THE PROPERTY VAULT

...introducing The “Real Estate Experience”

Website: thepropertyvault.org | Office: 868.68VAULT (868.688.2858) | E-mail: propertyvault@live.com

FIU Financial
Intelligence
Unit
F.I.U Registered


CERTIFIED
Building Con.


RICS

Company Profile

2018

Brokerage | Valuation | Management

Training Products



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OVERVIEW

The Property Vault is a registered Real Estate organization in the islands of Trinidad and Tobago, certified in *Building Construction* by the University of the West Indies (UWI) and one of only four Real Estate Firms regulated by the Royal Institution of Chartered Surveyors (RICS) in the Republic.

Built on the youthfulness of today's dynamic and technologically-driven economies, our company thrives on the pillars of managing client-needs and delivering service beyond what is expected.

Having successfully served the Real Estate market in arguably the harshest of economic times worldwide, our firm has proven to be a resilient pillar in itself, representative of sound customer-oriented principles, integrity and a standard of international professionalism. As such, The Property Vault has earned accolades in national property publications and has formed principal relationships with both local and international property investors along with the largest property developers in the islands.

Our specialist range of premium services, in conjunction with a wealth of industry contacts, inclusive of Trinidad & Tobago's most prolific Real Estate Attorneys, Bankers and Financial Advisors, enable us to offer all our clients and affiliates the security of working with a trusted and respected organization.

With a highly qualified and motivated team of Property Professionals, we look forward to introducing you to our *Real Estate Experience*.



SERVICES OFFERED

The Property Vault is a registered member of the Financial Intelligence Unit, as required by law. As such, all clients desiring to hire our service(s) are obligated to complete our Client Information Form (CIF). This form is part of The Property Vault's Anti-Money Laundering Counter-Terrorism Financing compliance program, pursuant to the Proceeds of Crime Act, Chapter 11:27 as amended by Act No. 10 of 2009, the Financial Obligations Regulations, 2010 and the Financial Intelligence Unit of Trinidad and Tobago guidelines on anti-money laundering and terrorism financing.

Membership offers clients the added security of knowing all our products and services are as lawfully guarded as is within our capability. Such measures make The Property Vault an organization that you can trust.



∞ BROKERAGE ∞

Selling?

"Statistics show that hiring a Real Estate professional to sell or rent your property slashes your lead time in half!"

As leaders in the Real Estate Industry, our clients benefit from our large database of existing property-seekers and a range of tailored marketing strategies proven to sell or rent listed Residential and Commercial properties in a shorter "on the market" time.

Buying?

Without the knowhow, searching for the home of your dreams can easily turn into a nightmare. Let us guide you through the rocky terrain of Home-ownership.

With a wealth of experience and knowledge of how the purchasing process works, your search for a new home begins with us. Our agents help to get you pre-qualified with our affiliated lending institutions then walk you through, step by step, the procedure for obtaining the right documents and finally signing the dotted line on the deed for your new home.

Leasing/Letting?

Moving out? Expanding your business? Maybe you're thinking of switching your current residence?

Whatever your requirement, you've found yourself in need of matching your needs with a property that best suits your family type, business goals or lifestyle.

From office spaces to homes in gated-communities to sky-touching city condos, we have it all listed.



Property Types we Market

- **Land** (Commercial & Residential Approved)
- **Residential Buildings** (Gated and Non-gated Communities)
 - ✚ Condos/Apartments/Flats
 - ✚ Townhouses
 - ✚ Duplexes
 - ✚ Single Dwelling Houses
 - ✚ Apartment Buildings
- **Commercial**
 - ✚ Buildings
 - ✚ Office Spaces



Sale & Lease agreements can be provided to Vendors at request for subsequent properties sold or leased by The Property Vault. However, The Property Vault does not hold itself responsible for its legal use thereafter. All agreements are therefore between the named Vendors and Purchasers and/or Leasers and Lessees. Where lease agreements are signed, The Property Vault offers its service to renew leases upon or before expiration at the request of both the Leaser and Lessee for a fee payable by the Leaser.



Event Venues

"Create memories with those that matter the most!"

It's all planned perfectly in your mind; the perfect décor, the perfect guest list, the perfect theme. We can see it too! Now avoid the hassle of finding the perfect location with our extensive list of event venues.



Our venues are perfect for any event you have in mind- *The Magical Wedding, The Classy Cocktail Party, The Formal Function* or *The Family Reunion*.



"Property Appraisals from Expert Valuers"

Official Reports

The Property Vault's Chartered Valuation Surveyors' membership and verification by *The Royal Institution of Chartered Surveyors*, a member of the International Valuation Standards Committee, positions our valuation reports among those of the highest standard globally.

With Trinidad and Tobago's signing of the Accord de Paris on 22nd April of 2016 subsequent to the United Nations Framework Convention on Climate Change (UNFCCC) dealing with greenhouse gas (GHG) emissions mitigation, adaptation and finance starting in the year 2020, the scope of the Valuer's job to account for sustainable attributes has grown greatly in significance.

Buildings now account for 32% of total global final energy use, 19% of energy-related GHG emissions and 33% of black carbon emissions; making property "the largest single share in global resource use and pollution emissions, and significantly impact(ing) the living conditions within societies".~ The Intergovernmental Panel on Climate Change (IPCC)

As such, our reporting uniquely comments on both traditional value-affecting factors and sustainable features, rendering our organization the domestic forerunners with regards to sustainability. Thus, our forward-thinking approach to property appraisals, along with our RICS standard of professional practices, guarantees our end-users the satisfaction of reliable reporting.



Who needs valuation reports?

Our property appraisals are covered by Professional Indemnity Insurance as part of our Quality Control Protocols and include a range of property types, inclusive of single dwelling units, townhouses, duplexes, apartment buildings, condos and land parcels.

All of our official reports are produced utilizing market knowledge from comparables and economic movement consistent with the international valuation standards of consistency, transparency and quality.

Vendors/Sellers

Property-Owners seeking to enter the market at achievable sale price consistent with market value.

Investors and Purchasers

Real Estate Trusts and Individuals seeking to invest in real estate or homeownership where dependable property appraisals are required to make informed purchase decisions, transfer title, insure holdings or secure mortgages from lending institutions to acquire property.

Banks, Mortgage Companies, Credit Unions and Other Lending Institutions

Property Appraisals for accounting purposes and mandatory requirements for granting loans and mortgages against property values essential to the decision-making process of Lending Institutions.

Consultancy

The Property Vault offers expert advice for singular transactions, continual consultancy, or interval valuing of Residential Property for the purpose of Investing, Selling, Purchasing, and/or Accounting requirements for Asset Management.










∞ MANAGEMENT ∞

*We know Properties...
and we know how to Maintain and Add Value to Your
Property!*

From valued added services such as landscaping and security-systems installation for your private residence to finding and managing tenants for your investment property, we at The Property Vault provide professional services with quality you can bank on.



Our Management Services include-

-  Compound Management
-  Tenant Management
-  Painting
-  Pressure-Washing
-  Drawing Plans- 3D
-  Security Systems
-  Landscaping



Compound Management

Designed for gated-communities, large apartment complexes or commercial buildings, we offer full to partial professional management services to fit the needs and budget of the premises. Such services include but are not limited to-

- ~Maintenance Fee Collections;
- ~Remittance of Collections, Reporting and Debt Issuance;
- ~Compound Maintenance of Unit and Common Areas (Landscaping, Pressure Washing);
- ~Unit and Common Area Painting;
- ~Lift/Elevator Servicing;
- ~Pool Cleaning;
- ~Security Personnel Deployment and Systems Supply, Installation, Monitoring;
- ~Remote, Intercom Access Systems;
- ~Electronic-gate Servicing;
- ~Compound Financials (Cash-flow Recording & Forecasting, Payroll, Annual Returns);
- ~Onsite Contractor Management;
- ~Premises Consultation

Tenant Management

Living abroad? No time to oversee your Rental Property? Or maybe you underestimated the hassle associated with owning investment property? Let's be honest, managing a tenant is a full-time job and most Property-Owners aren't aware of stressors associated with managing tenants. Our contracts relieve these stressors from Property-Owners and allow for the enjoyment of investments without inherent management burdens.

We handle Rent Collection and Disbursement, Reporting and Inspections along with facilitating any repairs for which Property-Owners assume responsibility during the tenancy for both Residential and Commercial Tenants. Contact us for any of these services or packages tailored to meet the needs of managing your tenants.

Property Painting

Nothing brings back that new home feeling quite like a new paint job, and nothing changes the mood of a room quite like a color change. From interior accent walls and palette patterns to totally recoating houses and commercial buildings, we've got the paintbrush to paint the colors you're dreaming of. Our experts know the science behind colors and room feng shui that will help you to select ideal color-patterns to transform your property inside and out.

Pressure Washing

Nothing brightens-up your property like a professional pressure-washing service. See your area transformed as layers of stains are swept away by high-powered hydro pressure.



Drawing Plans - 3D

You've got the land, you've visualized the perfect property to build on it, now let's help you to get things started!

Our Architect literally brings your vision to life with 3-D images and virtual-walkthroughs. 3-D imaging allows you to see design functionality in a realistic manner as you 'walkthrough' your virtual home long before a single brick is purchased, saving you the cost of redesign in the event of functional errors.







Once a design heading is found, we sit with you to design your property room by room from the flooring to the roof-design then we submit your drawing plans for approval from all local building authorities to allow you to start constructing your home using a brick by brick layout plan.

Security Systems

The Property Vault has long provided security systems for various Embassies and Local Energy Companies. Through our highly skilled technicians, we provide the same peace of mind to all our clients using like technology to bring safety to their families, staff and business places.

Our Systems:

-  Surveillance
-  Wireless/Wired Alarm
-  Fire/Smoke Detector
-  Electronic Lock Access



Landscaping

"A Landscaped yard is to a home what an enticing book cover is to a great novel"

Don't fall into the trap of owning a grand home with a not so grand yard space.

Your yard not only compliments your property but without a well-maintained frontage even the most gorgeous homes can become an eyesore.



We at The Property Vault provide professional landscaping with artistic designs for your small garden project to totally revamping your property's outdoor area.



☞ Training Products ☞

Led by experienced industry personnel and accredited facilitators, The Property Vault offers a wide range of training products relevant to the needs of today's Built Environment Professionals and Owners alike. Our professional certificates and seminars are specifically designed to create learning forums that are immediately useful to participants and beneficial to stakeholders of the built environment.

Professional Certificates

The Property Vault's Professional Certificates foster formal, continuing professional development for registered participants. Our premier programme, ***Real Estate Brokerage Principles***, has been a tool utilized by many of our Brokerage and Mortgage partners for the training and development of their employees to meet international, professional standards.



Seminars

Designed for our corporate clients, The Property Vault's flagship seminars, "Ethics & Professional Practice" and "Sustainability and the Built Environment", are designed to assist organizations with improving operational efficiency and enhancing Human Resource Training.

Ethics & Professional Practice

Ideal for employee learning, our Ethics and Professional Practice seminar aims to foster the highest global ideals of responsible, professional decision-making in the minds of participants. The issues that shape arriving at ethically responsible actions both within and without the workspace are elucidated, taking into account Conflicts of Interest, S.T.I.R.R. Ideologies, Health & Safety and Continued Professional Development.



Upon completion, participants are equipped with the knowledge and protocol for right decision making and are awarded our participation certificate, accounting for two hours of professional development.

Sustainability and the Built Environment

Utilizing a pedagogical approach to sustainable practice, our Sustainability and the Built Environment seminar revolves around assisting organizations toward integrating sustainable practices from daily staff routines to implementing energy management systems and sustainable property designs. This seminar aids organizations in meeting their corporate-social responsibilities while reducing energy consumption and promoting ergonomical environments to boost staff productivity.

Our post-seminar services encompass Sustainable Property Design, Resource-management Technology and Building Retrofitting; all aimed at cost of operations reduction while communicating an image of environmentally-friendly practices statistically proven to increase goodwill and business growth.

Upon completion, participants are awarded our participation certificate, accounting for two hours of professional development.



Affiliates

Attorney Offices

Mr. Steven Paul

Partner

J.D. Sellier & Company

129-131 Abercromby Street, Port-of-Spain, Trinidad and Tobago

T. 868.623.4283

E. spaul@jdsellier.com



Mr. Adrian Thompson

Attorney

Keystone Law

18 Dundonald Street, Port-of-Spain, Trinidad and Tobago

T./F. 868.225.2203 | C. 868.470.8345

E. adri.thompson27@gmail.com



Home-Owner's Insurance

Mrs. Susan Joseph

Managing Director

Assured Insurance Protection- Agent of Massy United Insurance

Suite A, 19 Eastern Main Road, Arouca, Trinidad and Tobago

T. 868.270.5669 | C. 868.620.7616

E. assuredinsurance@outlook.com



Mr. Basil Joseph

Executive Agent

Guardian Life of The Caribbean Limited- East Regional Centre

Corner Wilson Street & Eastern Main Road, St. Augustine, Trinidad and Tobago

T. 868.226.6643 | C. 868.683.6021 | F. 868.226.6655

E. Basil.Joseph@myguardiangroup.com



Financial Institutions



Ms. Esther Tom

Personal Banking Officer

First Citizens Bank Limited- Independence Square Branch

62 Independence Square, Port-of-Spain, Trinidad and Tobago

T. 868.625.2893

E. esther.tom@firstcitizenstt.com



Mrs. Balmatie Minwah-Mohammed

Mortgage Specialist | Specialized Sales Force

RBC Royal Bank, Trinidad and Tobago Limited

5 Sweet Briar Road, St. Clair, Trinidad and Tobago

T. 868.625.7288 Ext.32104 | C. 868.764.8926

E. balmatie.minwah-mohammed@rbc.com



Mr. Naresh Ragoonanan

Business Development Officer/Mortgages

Republic Bank Limited- Tunapuna West Branch

17 Eastern Main Road, Tunapuna, Trinidad and Tobago

T. 868.625.3617 | C. 868.735.0369

E. nragoonana@republictt.com



Mr. Sherman Bhagaloo

Home Financing Specialist | External Sales

Scotiabank Trinidad and Tobago Limited

56-58 Richmond Street, Port of Spain, Trinidad and Tobago

T. 868.625.3566 Ext.6311 | C. 868.791.4259 | F. 868.640.5135

E. sherman.bhagaloo@scotiabank.com



Mr. Lawrence Samaroo

Home Financing Specialist | External Sales

Scotiabank Trinidad and Tobago Limited

56-58 Richmond Street, Port of Spain, Trinidad and Tobago

T. 868.627.2684 | C. 868.788.9845

E. lawrence.samaroo@scotiabank.com



Ms. Myrtle Harris

Senior Manager, Mortgage Operations

Trinidad and Tobago Mortgage Finance Company Limited

61 Dundonald Street, Port of Spain, Trinidad and Tobago

T. 868.623.6112 Ext.2009 | F. 868.624.3262

E. mharris@ttmf-mortgages.com



Our Team

Stephen Joseph,

Marketing Director

C. 868.460.1175

E. sjoseph-propertyvault@live.com

"When you are passionate about something it becomes natural, like blinking your eyes...it's only then that you can realize your true potential and begin taking pride in what you do...opening the doors of properties to see those priceless facial expressions of our clients each and every time is just heartfelt...knowing that you found the right place for all their needs...it is that small smile of content that keeps us motivated."

Khadine Bowen

Senior Agent

C. 868.789.8958

E. kbown-propertyvault@outlook.com

Finding a place to call home is an incredible feeling for anyone whether they are renting temporarily or purchasing their own. Being able to help someone have that peace of mind is the incredible reward that comes with genuinely and passionately helping others fulfill a dream..."To give real service, you must add something which cannot be bought or measured with money, and that is sincerity and integrity." - Douglas Adams

Gerald Hosam

Agent

C. 868.482.2832

E. ghosam-propertyvault@outlook.com

"There are many opportunities in one's lifetime, but only one opportunity of a lifetime. I aim to guide our clients toward seizing these opportunities... believing that everything we do ought to be done with purpose and with great passion."

Gabriela Cedeno

Agent

C. 868.745.0026

E. gcedeno-propertyvault@outlook.com

"Knowing that our standards of service are high and highly regarded, sparks a sense of pride in the title we carry...for me, it isn't every day you get a chance to help someone achieve a live long dream. That is, unless you're a Realtor...and being able to facilitate such dreams is undoubtedly the most incredible part of what I do!"

Ryan L. J. Joseph

Managing Director

"I've always believed that what we do at The Property Vault was more than just good business; we're involved in making people's dreams come true, we're part of one of the biggest decisions people make in their lifetime... that makes our job meaningful...that makes us responsible for being the best that we can be for them."



Contact Us

www.thepropertyvault.org

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Suite E, 19 Eastern Main Road, Arouca



*Thank You for choosing...
The Property Vault!*

